

For Sale By Public Auction

Lot 16

Approximately 25.74 acres of land, Michaelston-Le-Pit,
Nr Dinas Powys, Vale of Glamorgan, CF64 4HP

Guide Price: £130,000 - Freehold



**WATTS &
MORGAN**



To be offered for sale by Public Auction on Wednesday 12th October 2016 at 7pm
at The Bear Hotel, Cowbridge, Vale of Glamorgan, CF71 7AF

Vendors Solicitor:
Mr Anthony Pugh Esq.
The Rectory
Flemingston
St Athan
CF62 4QJ

BRIDGEND

T 01656 644 288
E bridgend@wattsandmorgan.wales

PENARTH

T 029 2071 2266
E penarth@wattsandmorgan.wales

COWBRIDGE

T 01446 773 500
E cowbridge@wattsandmorgan.wales

COWBRIDGE RURAL

T 01446 774 152
E rural@wattsandmorgan.wales

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SITUATION

The property is situated in a semi-rural location approximately 1 mile to the north-west of Michaelston-Le-Pit within the Vale of Glamorgan.

DESCRIPTION

The property comprises approximately 25.741 acres of level agricultural land situated in a single enclosure as shown edged with red on the attached plan.

The land benefits from frontage onto Cwrt yr Ala Road and enjoys a natural water supply via a stream running through the land. The land is currently in pasture and may have potential for agricultural, equestrian and amenity purposes.

ACCESS

The land benefits from access off Cwrt yr Ala Road from the North and South which is as shown shaded in brown on the attached plan. A right of way at all times for agricultural and equestrian purposes will be granted to any potential purchase over the land shaded in brown.

WATER

The land benefits from a natural water supply.

BOUNDARIES

The responsibility for boundaries where it is known is as shown by the inward facing 'T' marks on the plan.

TENURE AND POSSESSION

The freehold interest of the property is offered for sale. We are informed that the land is let under a short term Farm Business Tenancy for the period 1st March 2016 until 30th September 2016 although with the benefit of a 1 month termination provision.

DEVELOPMENT CLAWBACK

The land is offered for sale subject to a 25% 25 year development clawback provision in the event of planning permission being granted for non-agricultural or non-equestrian use.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents cannot be guaranteed.

RIGHTS OF WAY & RESTRICTIONS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

VIEWING ARRANGEMENTS

By prior appointment with the selling agents at their Cowbridge Office. Please call 01446 774152 (Option 1) or email rural@wattsandmorgan.wales to arrange an appointment. Please note the land is currently occupied by a tenant farmer and utmost respect must be shown to the tenant and his livestock when viewing the property.

DIRECTIONS

From Culverhouse take the A4050 towards Barry. At the roundabout near the Garden Centre take the first left onto St Andrews Road. Continue on this road through St Andrews Major into Dinas Powys, turn left onto Mill Road/Pen Y Turnpike Road. Continue on this road until the turning for Michaelston-Le-Pit which is on your left hand side. Continue through Michaelston-Le-Pit out of the village in a northerly direction the land is located on your right hand side off Cwrt yr Ala Road.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

AUCTION SALE CONDITIONS

All parties intending to bid at auction are strongly advised to consult the auctioneer's sale conditions which are available from the agents' office on request or on the website (www.wattsandmorgan.wales)

AUCTION PROCEDURE

The property is to be offered for sale by Public Auction. Proposed purchasers are strongly advised to consult their solicitor prior to bidding at the Auction. Buyers who purchase at Auction are required to provide copies of identification (Passport or Photo Card Driving Licence and a recent Utility Bill) for Money Laundering Regulations.

N.B. These sales particulars are subject to change up to and including the day of the auction. It is the responsibility of prospective purchasers to keep aware of any changes made to the marketing information for this property so please check our website regularly for updates at www.wattsandmorgan.wales

This property is offered for sale subject to a Guide Price, it may also be offered for sale subject to a Reserve Price. Our definition of a Guide Price and a Reserve Price is given below.

Guide Price:

An indication of the seller's current minimum acceptable price at auction which is used to assist prospective purchasers in deciding whether or not to pursue a sale.

The Guide Price can be a specific price or range of prices. A Guide Price is different to a Reserve price. The Guide Price can be a specific price or range of prices. A Guide Price is different to a Reserve price (see separate definition below):

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell the property. The Reserve Price is not disclosed to the public and remains confidential between the auctioneer and the vendor.

The Guide Price and the Reserve Price are subject to change up to and including the day of the auction.

www.wattsandmorgan.wales

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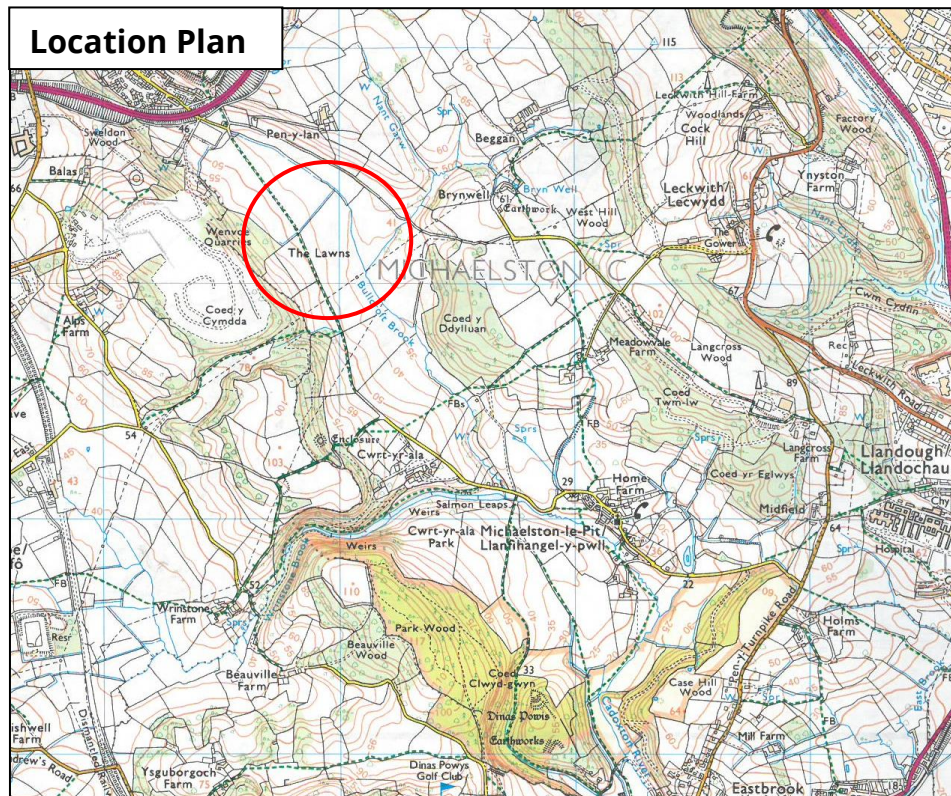
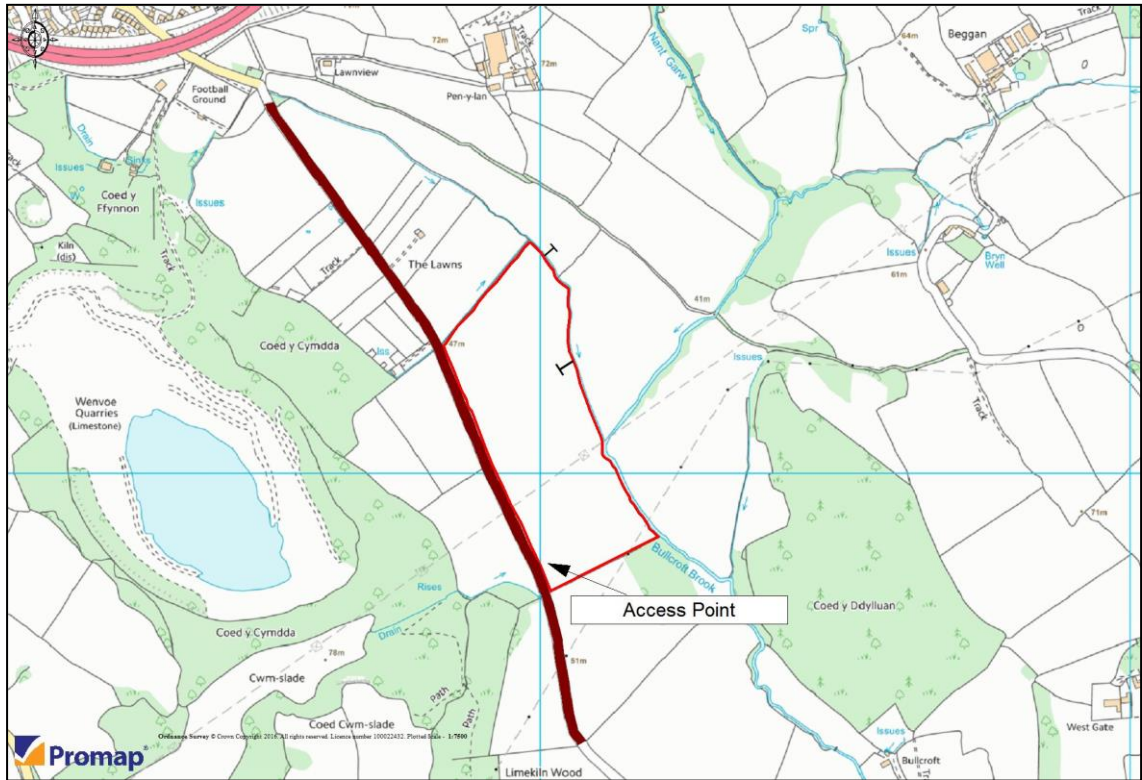


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